

BA 462-00 Cambridge Walk  
SUB/Site Plan

MSA-5-1829-903

Comments  
9/16/2000

Judge John C. North, II  
Chairman



Ren Serey  
Executive Director

**STATE OF MARYLAND  
CHESAPEAKE BAY CRITICAL AREA COMMISSION**

1804 West Street, Suite 100, Annapolis, Maryland 21401  
(410) 260-3460 Fax: (410) 974-5338

September 18, 2000

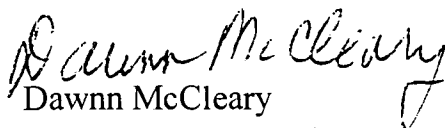
Mr. Duncan Stuart  
Environmental Planner  
Baltimore City Department of Planning  
417 East Fayette Street, 8<sup>th</sup> Floor  
Baltimore, Maryland 21202

RE: Cambridge Walk  
801 Wagner Street

Dear Mr. Stuart:

This office has reviewed the applicant's proposal to build 21 townhouses within the Intensely Developed Area. After reviewing the site plan, this office has determined that the proposed development activity and the 10% calculations are correct and consistent with the local Critical Area Program. If there are any questions, please feel free to call me at (410) 260- 3483.

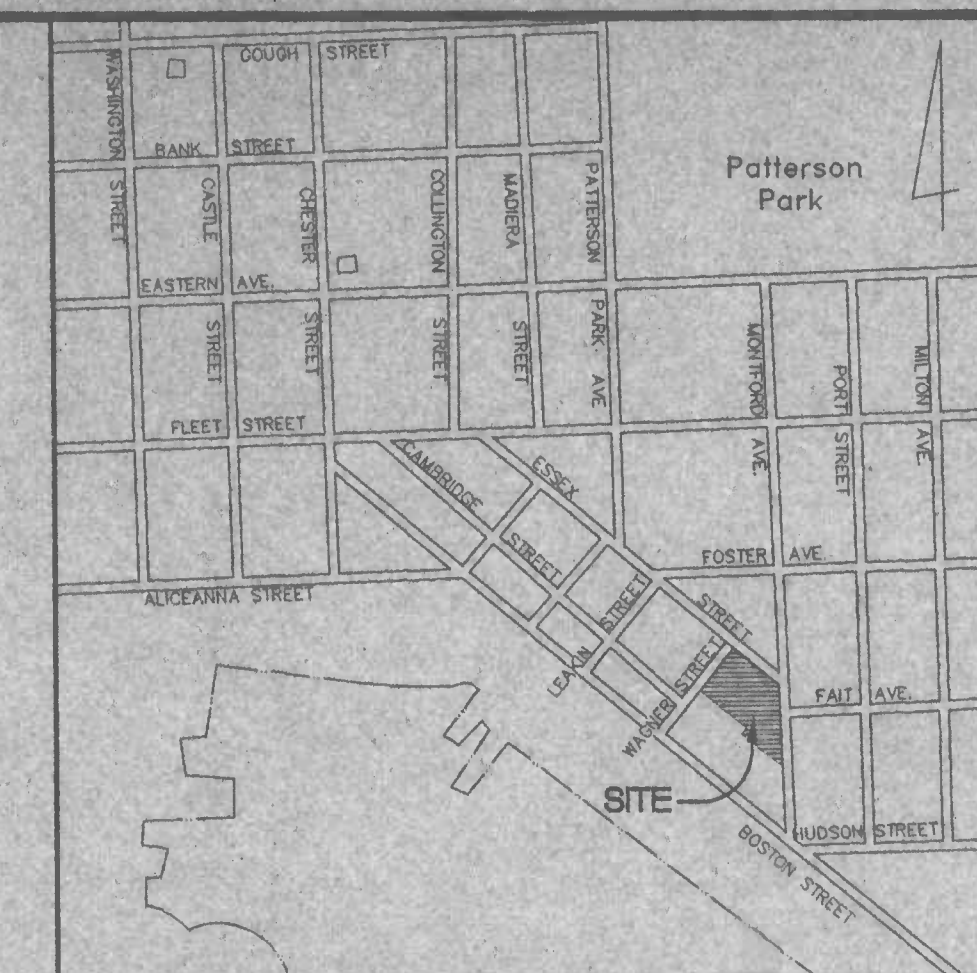
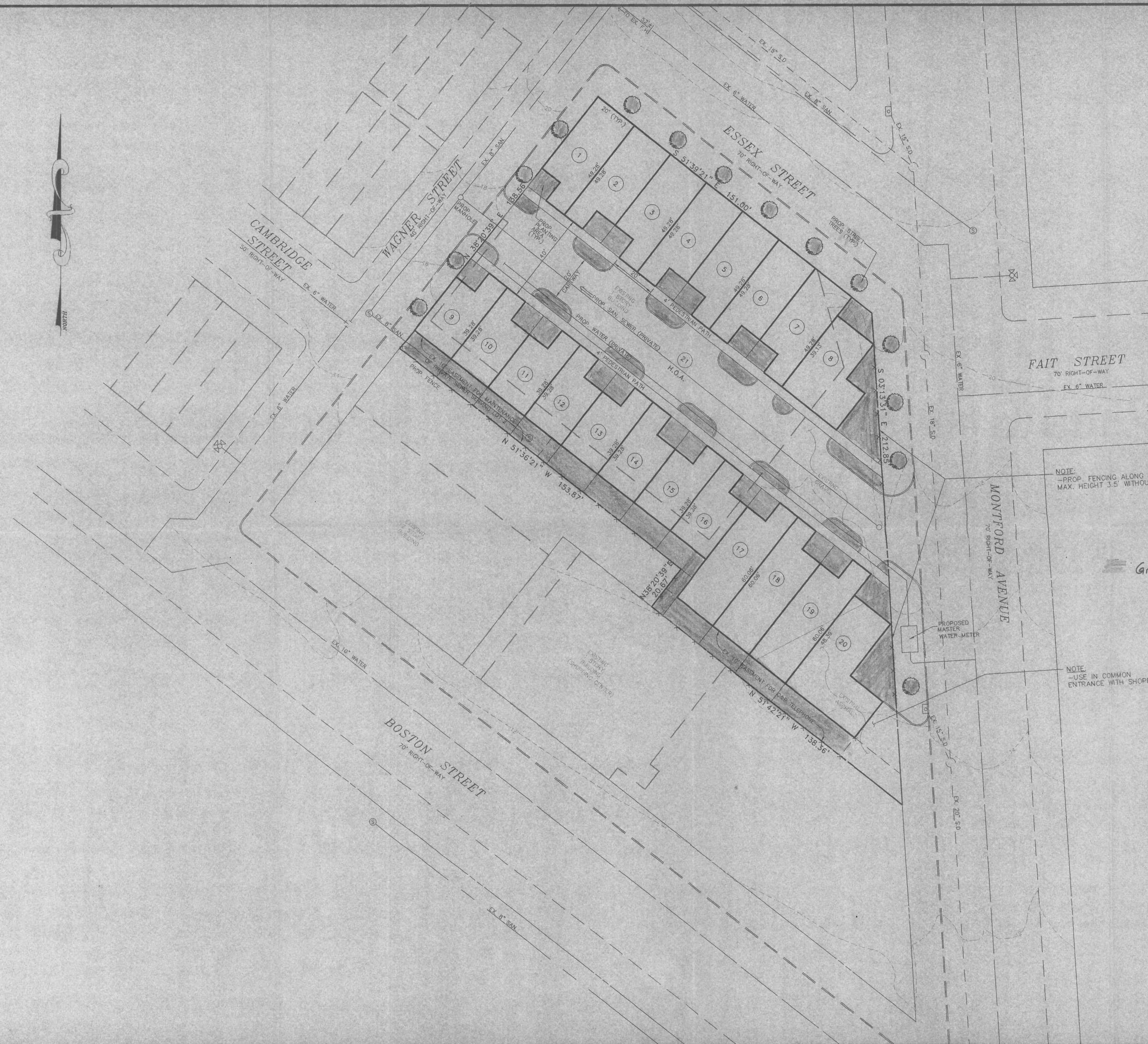
Sincerely,

  
Dawnn McCleary  
Natural Resources Planner

cc: Regina Esslinger  
BA 462 - 00

Branch Office: 31 Creamery Lane, Easton, MD 21601  
(410) 822-9047 Fax: (410) 820-5093





VICINITY MAP  
SCALE: 1"=500'

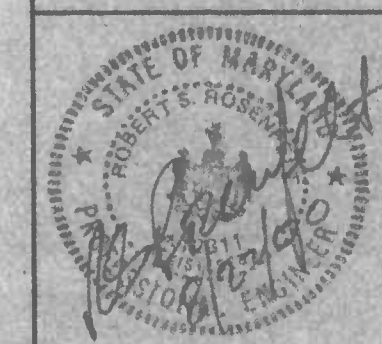
NOTES:

- CONTACT PERSON:  
JUDITH FLOAM  
COLBERT MATZ ROSENFELT, INC.  
2835 G SMITH AVENUE  
BALTIMORE, MARYLAND 21209  
410-653-3838
- EXISTING ZONING: M-2-2  
R-8 ZONING WILL BE REQUESTED.
- SETBACKS (R-8) REQUIRED PROVIDED  
FRONT 0' 0'  
SIDE(STREET) 0' 0'  
SIDE(INT.) 10' 25'  
REAR 25' 0'
- VARIANCES WILL BE REQUESTED.
- MIN. LOT SIZE REQUIRED PROVIDED  
750 S.F. 985.60 S.F.
- MAX. LOT COVERAGE REQUIRED PROVIDED  
60% 90%
- SITE IS IN THE CRITICAL AREA. CRITICAL AREA CALCULATIONS WILL BE SUBMITTED SHOWING THAT POST DEVELOPMENT POLLUTANT LOADINGS ARE LESS THAN 90% OF PRE-DEVELOPMENT POLLUTANT LOADINGS.
- LOTS PROPOSED: 21 (INCLUDING H.O.A. LOT 21)
- STORMWATER MANAGEMENT WAIVER TO BE APPLIED FOR.

Post Development  
Critical Area

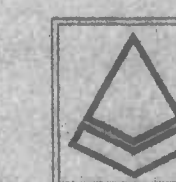
SITE PLAN FOR SPRC **RECEIVED**  
**CAMBRIDGE WALK** SEP 8 2000  
801 WAGNER STREET CHESAPEAKE  
CRITICAL AREA COMMISSION

LOT #1  
WARD 1 - SECTION 5 - BLOCK 1851/1852  
BALTIMORE CITY, MARYLAND



Colbert Matz Rosenfelt, Inc.

Engineers \* Surveyors \* Planners  
2835 Smith Avenue, Suite G  
Baltimore, Maryland 21209  
Telephone: (410) 653-3838  
Facsimile: (410) 653-7953



SCALE:	1" = 20'
DATE:	AUGUST 10, 2000
JOB NO.:	2000147
DESIGNED:	DRT
DRAWN:	DRT
CHECKED:	RSR
FILE:	2000147SPRC.DWG
DRAWING NUMBER:	
1 8/22/00 REVISE PER SPRC COMMENTS	DRT
NO. DATE	REVISIONS: BY SHEET 1 OF 1